

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1431 Swann Street NW	Agenda
Landmark/District:	U Street Historic District	X Consent Calendar
Meeting Date:	February 24th, 2021	Concept Review
H.P.A. Number:	HP 22-142	X Alteration Subdivision

Property owner Laura Gardner seeks concept review of a two-story rear addition with a roof deck and penthouse stair deck. The house is one in a row of seven constructed in 1875 as speculative housing. Swann Street, a three-block street located between S and T Streets, has shallower lots than most rowhouses on the historic district's primary streets.

Project Description

The proposed two-story rear addition would extend 9' feet from the rear wall of the subject house and of the abutting houses; the addition would be clad in metal vertical paneling with contemporary windows. A third story addition and deck would be constructed on the roof. The third story would be 9' in height and set back 24'2 from the front façade. The roof deck will be set on the rear elevation.

Evaluation

The rear addition is compatible in height, size and materials with the character of the historic district and consistent with previous Board approvals. The roof addition is appropriately set back from the front, will not be visible from street view, and do not overwhelm the underlying building in scale or massing. HPO inspected a mock-up of the addition and determined that it will not be visible from the public right of way. As the project moves toward permitting, the applicant will ensure that the addition will not be visible through another flag test, as necessary. HPO recommends adding stucco or fiber cement paneling for the siding addition. The addition is not out of scale with other additions on this block and throughout the historic district.

Recommendation

The HPO recommends that the Board finds the scale and massing of the concept compatible with the character of the historic district and consistent with the purposes of the Act, and that final review be delegated to staff.

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